

A DECLARATORY RESOLUTION
designating an "Economic
Revitalization Area" under I.C. 6-
1.1-12.1 for property commonly
known as 1140 Hayden Street, Fort
Wayne, Indiana 46803 (Flashfold
Carton)

WHEREAS, Petitioner has duly filed its petition dated
June 7, 1991, to have the following described property designated
and declared an "Economic Revitalization Area" under Division 6,
Article II, Chapter 2 of the Municipal Code of the City of Fort
Wayne, Indiana, of 1974, as amended, and I.C. 6-1.1-12.1, to wit:

Lots 214 thru 236 and lot 251 Eliza Hanna Sr.
Add and Vac Sts and Alley.

said property more commonly known as 1140 Hayden Street, Fort
Wayne, Indiana 46803.

WHEREAS, said project will create 5 additional permanent
jobs for a total additional annual payroll of \$100,000.00, with
the average new annual job salary being \$20,000.00; and

WHEREAS, the total estimated project cost is
\$482,307.00; and

WHEREAS, it appears that said petition should be
processed to final determination in accordance with the provisions
of said Division 6.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF
THE CITY OF FORT WAYNE, INDIANA:

SECTION 1. That, subject to the requirements of Section
6, below, the property hereinabove described is hereby designated
and declared an "Economic Revitalization Area" under I.C. 6-1.1-
12.1. Said designation shall begin upon the effective date of the
Confirming Resolution referred to in Section 6 of this Resolution
and shall continue for one (1) year thereafter. Said designation
shall terminate at the end of that one-year period.

SECTION 2. That upon adoption of the Resolution:

(a) Said Resolution shall be filed with the Allen County
Assessor;

(b) Said Resolution shall be referred to the Committee on

1 Finance and shall also be referred to the Department of
2 Economic Development Requesting a recommendation from
3 said department concerning the advisability of
4 designating the above designated area an "Economic
Revitalization Area";

5 (c) Common Council shall publish notice in accordance with
6 I.C. 6-1.1-12.1-2.5 and I.C. 5-3-1 of the adoption and
7 substance of this Resolution and setting this
8 designation as an "Economic Revitalization Area" for
9 public hearing;

10 (d) If this Resolution involves an area that has already
11 been designated an allocation area under I.C. 36-7-14-
12 39, then the Resolution shall be referred to the Fort
13 Wayne Redevelopment Commission and said designation as
14 an "Economic Revitalization Area" shall not be finally
15 approved unless said Commission adopts a resolution
16 approving the petition.

17 SECTION 3. That, said designation of the hereinabove
18 described property as an "Economic Revitalization Area" shall
19 apply to a deduction of the assessed value of personal property
20 for the new manufacturing equipment.

21 SECTION 4. That the estimate of the number of
22 individuals that will be employed or whose employment will be
23 retained and the estimate of the annual salaries of those
24 individuals and the estimate of the value of the estimate of the
25 value of the new manufacturing equipment, all contained in
26 Petitioner's Statement of Benefits, are reasonable and are
27 benefits that can be reasonably expected to result from the
28 proposed described redevelopment or rehabilitation and from the
29 installation of the new manufacturing equipment.

30 SECTION 5. The current year approximate tax rates for
31 taxing units within the City would be:

32 (a) If the proposed new manufacturing equipment is not
installed, the approximate current year tax rates
for this site would be \$8.4519/\$100.

(b) If the proposed new manufacturing equipment is

1 installed and no deduction is granted, the
2 approximate current year tax rate for the site
3 would be \$8.4519/\$100 (the change would be
negligible).

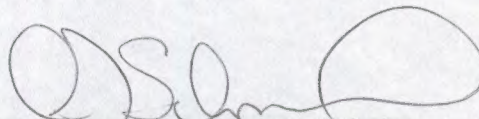
4 (c) If the proposed new manufacturing equipment is
5 installed, and a deduction percentage of eighty
6 percent (80%) is assumed, the approximate current
7 year tax rate for the site would be \$8.4519/\$100
8 (the change would be negligible).

9 SECTION 6. That this Resolution shall be subject to
10 being confirmed, modified and confirmed or rescinded after public
11 hearing and receipt by Common Council of the above described
12 recommendations and resolution, if applicable.


13 SECTION 7. Pursuant to I.C. 6-1.1-12.1, it is hereby
14 determined that the deduction from the assessed value that the
15 deduction from the assessed value of the new manufacturing
16 equipment shall be for a period of 5 years.

17 SECTION 8. The benefits described in the Petitioner's
18 statement of benefits can be reasonably expected to result from
19 the project and are sufficient to justify the applicable
20 deductions.

21 SECTION 9. That this Resolution shall be in full force
22 and effect from and after its passage and any and all necessary
23 approval by the Mayor.

24 
25 _____
26 Councilmember

27 APPROVED AS TO FORM
28 AND LEGALITY

29 
30 J. Timothy McCaulay, City Attorney
31
32

Read the first time in full and on motion by _____,
seconded by _____, and duly adopted, read the second time by _____,
title and referred to the Committee on _____ (and the
City Plan Commission for recommendation) and Public Hearing to be held after
due legal notice, at the Common Council Conference Room 128, City-County
Building, Fort Wayne, Indiana, on _____, the _____, day
of _____, 19____, at _____ o'clock _____ M., E.S.T.

DATED: _____

SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by DeMunn,
seconded by _____, and duly adopted, placed on its passage.
PASSED ~~LOST~~ by the following vote:

	AYES	NAYS	ABSTAINED	ABSENT
TOTAL VOTES	8			1
BRADBURY	✓			
EDMONDS	✓			
GiaQUINTA				✓
HENRY	✓			
LONG	✓			
LUNSEY	✓			
RAVINE	✓			
SCHMIDT	✓			
TALARICO	✓			

DATED: 10-13-92

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK
Kelly E. Eschoff, Deputy Clerk

Passed and adopted by the Common Council of the City of Fort Wayne,

Indiana, as (ANNEXATION) (APPROPRIATION) (GENERAL)

(SPECIAL) (ZONING) ORDINANCE RESOLUTION NO. 09-50-92

on the 13th day of October, 1992

ATTEST:

(SEAL)

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK
Kelly E. Eschoff, Deputy Clerk

Thomas P. Henry
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on

the 14th day of October, 1992,

at the hour of 11:30 o'clock PM, M., E.S.T.

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK
Kelly E. Eschoff, Deputy Clerk

Approved and signed by me this 23rd day of October,

1992, at the hour of 3:00 o'clock PM, M., E.S.T.

Paul Helmke
PAUL HELMKE, MAYOR



STATEMENT OF BENEFITS

STATE BOARD OF TAX COMMISSIONERS

State Form 27167 (7-87)

Form SB-1 is prescribed by the State Board of Tax Commissioners (1987)

Confidential Statement: The records in this series are CONFIDENTIAL according to Indiana Code 6-1.1-35-9.

INSTRUCTIONS: (I.C. 6-1.1-12.1) THIS PAGE TO BE COMPLETED BY APPLICANT

1. This statement must be submitted to the body designating the economic revitalization area BEFORE a person acquires new manufacturing equipment or begins the redevelopment or rehabilitation of real property for which the person wishes to claim a deduction. Effective July 1, 1987.
2. If a person is requesting the designation of an economic revitalization area, this form must be submitted at the same time the request is submitted.
3. Approval of the designating body (City Council, Town Board, County Council, etc.) must be obtained before a deduction may be approved.
4. To obtain a deduction Form 322 ERA, Real Estate Improvements and / or Form 322 ERA / PP, New Machinery, must be filed with the county auditor. With respect to real property, Form 322 ERA must be filed by the later of (1) May 10 or (2) thirty (30) days after a notice of increase in real property assessment is received from the township assessor. Form 322 ERA / PP must be filed between March 1 and May 15 of the assessment year in which new manufacturing equipment is installed, unless a filing extension has been obtained. A person who obtains a filing extension must file the form between March 1 and June 14 of that year.

Name of Designating Body Common Council	County Allen
Name of Taxpayer Flashfold Carton	
Address of Taxpayer (Street, city, county) 1140 Hayden St, Ft. Wayne, Allen	ZIP Code 46803

SECTION II: LOCATION, COST, AND DESCRIPTION OF PROPOSED PROJECT

Location of property if different from above	Taxing District Wayne
----------------------------------------------	--------------------------

Cost and description of real property improvements and / or new manufacturing equipment to be acquired:

5 Color Planeta Printing Press	\$462,500.
Lift Trucks (2)	19,807.

(Attach additional sheets if needed)	Estimated Starting Date November 15, 1992	Estimate Completion Date January 15, 1993
--------------------------------------	----------------------------------------------	----------------------------------------------

SECTION III: ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT

Current Number	Salaries	Number Retained	Salaries	Number Additional	Salaries
103	\$2,405,838	103	\$2,405,838	5	\$100,000

SECTION III: ESTIMATE TOTAL COST AND VALUE OF PROPOSED PROJECT

	REAL ESTATE IMPROVEMENTS		MACHINERY	
	COST	ASSESSED VALUE	COST	ASSESSED VALUE
Current Values			1,862,958	599,990
Plus estimated values of proposed project			482,307	482,307
Less: Values of any property being replaced			-	-
Net estimated values upon completion of project			2,345,265	1,082,397

SECTION IV: OTHER INFORMATION REQUIRED BY THE DESIGNATING BODY

--	--

I hereby certify that the representations on this statement are true.

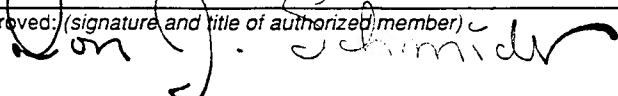
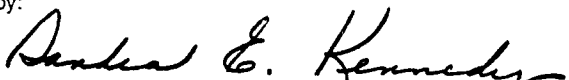
Signature of Authorized Representative

FOR USE OF THE DESIGNATING BODY

We have reviewed our prior actions relating to the designation of this economic revitalization area and find that the applicant meets the general standards adopted in the resolution previously approved by this body. Said resolution, passed under IC 6-1.1-12.1-2.5, provides for the following limitations as authorized under IC 6-1.1-12.1-2.

- A. The designated area has been limited to a period of time not to exceed _____ calendar years * (see below). The date this designation expires is _____.
- B. The type of deduction that is allowed in the designated area is limited to:
1. Redevelopment or rehabilitation of real estate improvements; ☐ Yes ☐ No
 2. Installation of new manufacturing equipment; ☐ Yes ☐ No
 3. Residentially distressed areas ☐ Yes ☐ No
- C. The amount of deduction applicable for new manufacturing equipment installed and first claimed eligible for deduction after July 1, 1987, is limited to \$ _____ cost with an assessed value of \$ _____.
- D. The amount of deduction applicable to redevelopment or rehabilitation in an area designated after September 1, 1988 is limited to \$ _____ cost with an assessed value of \$ _____.
- E. Other limitations or conditions (specify) _____
- F. The deduction for new manufacturing equipment installed and first claimed eligible for deduction after July 1, 1991 is allowed for:
- ☐ 5 years ☐ 10 years

Also we have reviewed the information contained in the statement of benefits and find that the estimates and expectations are reasonable and have determined that the totality of benefits is sufficient to justify the deduction described above.

Approved: (signature and title of authorized member) 	Telephone number (219) 427-1208	Date signed (month, day, year) 10-13-92
Attested by: 	Designated body Common Council	

* If the designating body limits the time period during which an area is an economic revitalization area, it does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years designated under IC 6-1.1-12.1-4 or 4.5 Namely: (see tables below)

NEW MANUFACTURING EQUIPMENT

For Deductions Allowed Over A Period Of:

Year of Deduction	Five (5) Year Percentage	Ten (10) Year Percentage
1st	100%	100%
2nd	95%	95%
3rd	80%	90%
4th	65%	85%
5th	50%	80%
6th		70%
7th		55%
8th		40%
9th		30%
10th		25%

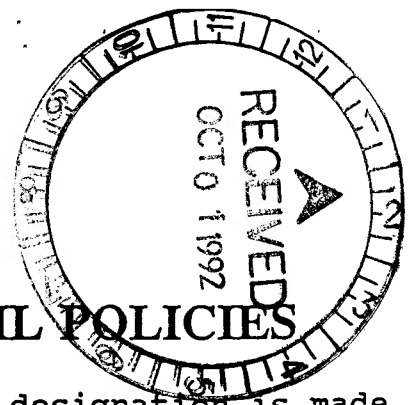
REDEVELOPMENT OR REHABILITATION OF REAL PROPERTY IMPROVEMENT

For Deductions Allowed Over A Period Of:

Year of Deduction	Three (3) Year Deduction	Six (6) Year Deduction	Ten (10) Year Deduction
1st	100%	100%	100%
2nd	66%	85%	95%
3rd	33%	66%	80%
4th		50%	65%
5th		34%	50%
6th		17%	40%
7th			30%
8th			20%
9th			10%
10th			5%

TAX ABATEMENT

FORT WAYNE COMMON COUNCIL POLICIES



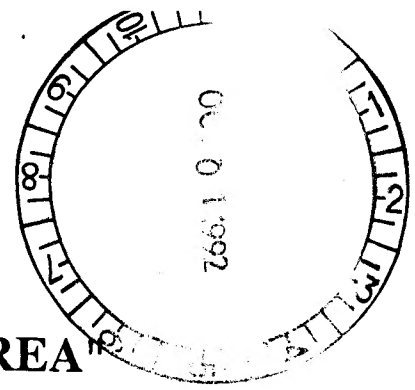
1. Economic Development Revitalization Area designation is made for a one year period unless otherwise requested by the applicant.
2. The tax abatement application must be filed in the office of the Fort Wayne Department of Economic Development prior to the applicant receiving any necessary building permits or new equipment being purchased.
3. In reviewing an application, the Department of Economic Development and the Fort Wayne Common Council will consider the number and type of new jobs to be created and/or retained by the project. These jobs should be permanent, full-time positions. In addition, an increase to the labor force should result from the project rather than the redistribution of existing jobs.
4. Before a tax abatement application will be processed, the proper zoning is required.

LENGTH OF ABATEMENT

Type of Business	Enterprise Zone	Industrial Land	Industrial Land*	EDTA **
Manufacturing Warehousing	10 yrs	10 yrs	6 yrs	n/a
Commercial & Service	6 yrs	3 yrs	0 yrs	6 yrs
Retail	0 yrs	0 yrs	0 yrs	6 yrs

*Requiring public improvements. When a project requires public improvements, such as extending water and sewer lines, it will not be eligible for a ten year abatement.

**Projects in EDTA's which are in established Economic Improvement Districts or Merchant Association's are eligible for ten year abatements.



"ECONOMIC REVITALIZATION AREA" PROCEDURES FORT WAYNE, INDIANA

1. Applicant receives an application for designation of property as an "Economic Revitalization Area" and Statement of Benefits form.
2. Application is completed and filed in the Office of the Department of Economic Development along with the Statement of Benefits form and the application fee.

<u>Project Cost</u>	<u>Fee</u>
\$0 to 250,000	\$ 500
\$250,001 to 1,000,000	\$ 700
\$1,000,001 and over	\$1,000

3. Application is reviewed and Economic Development recommendation is prepared if applicable.
4. The Department of Economic Development prepares a declaratory and confirmatory resolution for a designation application. Both resolutions are introduced to City Council. Introductions may take place on either the 2nd or 4th Tuesdays of each month. The duration between introduction and passage is usually 3 or 4 weeks (The application must be submitted to the Department of Economic Development at least one week before the desired introduction date).
5. Resolution to confirm designation is sent to Committee on Finance.
6. Applicant presents project to Committee on Finance.
7. City Council holds a public hearing.
8. City Council votes on resolution to confirm designation.

AN APPLICATION TO
THE CITY OF FORT WAYNE, INDIANA
FOR DESIGNATION OF PROPERTY AS AN
"ECONOMIC REVITALIZATION AREA"
AND STATEMENT OF BENEFITS

APPLICATION FOR THE FOLLOWING TYPE OF DESIGNATION:

_____	Real Estate Improvements
_____ <u>x</u> _____	Personal Property (New Manufacturing Equipment)
_____	Both Real Estate Improvement & Personal Property

A. GENERAL INFORMATION

Applicant's Name: Flashfold Carton

Address of Applicant's Principal Place of Business:

1140 Hayden Street

Fort Wayne IN 46803

Phone Number of Applicant: (219) 423-9431

Street Address of Property Proposed to be Designated:

1140 Hayden Street

Fort Wayne IN 46803

Real Estate Key Number for the Property: 91-2929-0221

Staff to Complete:

SIC Code of Principal User of Property: 2657

YES NO

X _____

 X

X

X

X

 X

 X

X

 X

What is the existing zoning classification on the project site? M1

What zoning classification does the project require? M1

What is the nature of the business to be conducted at the project site?

Manufacture of folding cartons

D. REAL ESTATE ABATEMENT

Complete this section of the application only if requesting a deduction from assessed value for real estate improvements.

What structure(s) (if any) is currently on the property?

What is the condition of the structure(s) listed above? _____

Current assessed value of real estate:

Land	<u>38870</u>
Improvements	<u>296530</u>
Total	<u>335400</u>

What was the amount of total property taxes owed during the immediate past year? \$ _____ for year 19 ____.

Give a brief description of the proposed improvements to be made to the real estate.

What is the total cost of the project? \$ _____

What is the anticipated first year tax savings attributable to this designation? \$ _____

Explain how your company plans to use these tax savings.

E. PERSONAL PROPERTY ABATEMENT

Complete this section of the application only if requesting a deduction from assessed value for installation of new manufacturing equipment.

Current assessed value of personal property: \$599,990

What was the amount of personal property taxes owed during the immediate past year? \$ 35,059.50 for year 19 91.

Give a brief description of new manufacturing equipment to be installed at the project site.

5-Color Planeta Printing Press

Fork Lifts (2)

Cost of new manufacturing equipment: \$ 482,307

Development Time Frame:

When will installation begin of new manufacturing equipment?
November 1992

When is installation expected to be completed? January 1993

Explain how your company plans to use these tax savings.

To provide incentives to attract additional sales

What is the anticipated first year tax savings attributable to the new manufacturing equipment? \$ 13,588.00

F. PUBLIC BENEFIT INFORMATION

How many permanent employees currently are employed by the applicant in Allen County? 103

How many permanent jobs will be created as a result of this project? 5

Anticipated time frame for reaching employment level stated above December 1993

Current annual payroll: \$ 2,405,838

New additional payroll: \$ 100,000

What is the nature of the jobs to be created?

Printing Press Operators, Machine Operators, Material Handlers

Please provide the annual salary range for the jobs being created:

Minimum \$20,000 Maximum \$27,000 Average \$23,500

Please check if these newly-created jobs provide any of the listed benefits:

<u> X </u>	Pension Plan
<u> X </u>	Tuition Reimbursement
<u> X </u>	Major Medical Plan
<u> X </u>	Life Insurance
<u> X </u>	Disability Insurance

List any benefits not mentioned above:

Will your company be registering the new jobs created from this project with any of the employment and training agencies listed below?

<u> X </u>	JobWorks
<u> </u>	Benito Juarez Center
<u> </u>	Township of Wayne
<u> </u>	Catholic Charities Ft Wayne-South Bend Diocese
<u> </u>	Community Action of Northeast Indiana, Inc.
<u> </u>	State of Indiana, Department of Public Welfare
<u> </u>	Fort Wayne Rescue Mission
<u> </u>	Lutheran Social Services, Inc.
<u> </u>	Fort Wayne Urban League, Inc.
<u> </u>	Fort Wayne Women's Bureau
<u> </u>	State of Indiana, Employment Security Division
<u> </u>	State of Indiana, Vocational Rehabilitation Services
<u> </u>	Anthony Wayne Services
<u> </u>	Indiana Department of Commerce
<u> </u>	Indiana Institute of Technology
<u> </u>	Indiana Purdue University at Fort Wayne
<u> </u>	Ivy Tech

Undesirability of Normal Development:

What evidence can be provided that the property on which the project is located "has become undesirable for, or impossible of, normal development and occupancy because of age, lack of development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development or property or use of property" or is an area "where a facility or a group of facilities that are technologically, economically, or energy obsolete are located and where the obsolescence may lead to a decline in employment and tax revenues"?

In what Township is the project site located? Wayne

In what Taxing District is the project site located? Wayne

G. CONTACT PERSON

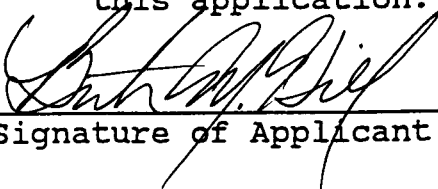
Name and address of contact person for further information if required:

Burton Hill 1140 Hayden St.

Clyde Potts 1140 Hayden St.

Phone number of contact person: (219) 423-9431

I hereby certify that the information and representation on this application and attached exhibits are true and complete. Further, it is hereby certified that no building permit has been issued for construction of improvements, nor has any manufacturing equipment been purchased, either of which is included and/or described herein, as of the date of filing of this application.



Signature of Applicant

9-30-92

Date

Undesirability of Normal Development:

that the property on which the
undesirable for, or impossible
because of age, lack of
improvement, substandard
values or pre-
"property" or
ties that are
are located
in employment

Wayne

ation if

tion on
plete.
it has
es any
hich is
ling of

EXHIBITS

The following exhibits must be attached to the application for it to be considered complete.

1. Legal description of property. Lots 214 thru 236&Lot 251 Eliza Hanna SR Add and Vac Sts and Alley
2. Check for application fee (see table below) to be made payable to the City of Fort Wayne.

<u>Project Cost</u>	<u>Fee</u>
\$0 to 250,000	\$ 500
\$250,001 to 1,000,000	\$ 750 700
\$1,000,001 and over	\$1,000

3. Owner's Certificate (if applicant is not the owner of property to be designated).

SUMMARY SHEET & ECONOMIC DEVELOPMENT RECOMMENDATION
FOR
"ECONOMIC REVITALIZATION AREA"
IN
CITY OF FORT WAYNE, INDIANA

Name of Applicant: Flashfold Carton
Site Location: 1140 Hayden Street
Fort Wayne, Indiana 46803
Councilmanic District: 1st Existing Zoning: M-1
Nature of Business: Manufacture of Folding Cartons

Project is located in the following:

	<u>Yes</u>	<u>No</u>
Designated Downtown Area	<u> </u>	<u>X</u>
Urban Enterprise Zone	<u>X</u>	<u> </u>
Redevelopment Area	<u> </u>	<u>X</u>
Platted Industrial Park	<u> </u>	<u>X</u>
Flood Plain	<u> </u>	<u>X</u>

Description of Project:

Flashfold plans to purchase a 5-color Planeta printing press and two fork lifts.

Type of Tax Abatement: Real Property Manufacturing Equipment X
Estimated Project Cost: \$482,307.00 Permanent Jobs Created: 5

STAFF RECOMMENDATION

As stated per the established policy of the Department of Economic Development, the following recommendations are hereby made:

1. Designation as an "Economic Revitalization Area" should be granted. Yes X No
2. Designation should be limited to a term of X year(s).
3. The period of deduction should be limited to 5 year(s).

COMMENTS:

Staff

Date

Karen A. Lee
10-6-92

Director

Date

Elizabeth A. New
10-6-92

Admn. Appr. _____

DIGEST SHEET

Designating
TITLE OF ORDINANCE Confirming Resolution

DEPARTMENT REQUESTING ORDINANCE Department of Economic Development

SYNOPSIS OF ORDINANCE Flashfold Carton is requesting a tax abatement
in order to purchase a 5-color Planeta printing press and two fork lifts.

Q-92-10-15

EFFECT OF PASSAGE will allow for the creation of 5 new jobs.

EFFECT OF NON-PASSAGE opposite of above.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) _____

ASSIGNED TO COMMITTEE (PRESIDENT) Mark GiaQuinta

BILL NO. R-92-10-15

REPORT OF THE COMMITTEE ON
FINANCE

MARK E. GiaQUINTA, CHAIR
DONALD J. SCHMIDT, VICE CHAIR
EDMONDS, RAVINE

WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS

REFERRED AN (~~ORDINANCE~~) (RESOLUTION) designating an "Economic
Revitalization Area" under I.C. 6-1.1-12.1 for property commonly
known as 1140 Hayden Street, Fort Wayne, Indiana 46803
(Flashfold Carton)

HAVE HAD SAID (~~ORDINANCE~~) (RESOLUTION) UNDER CONSIDERATION
AND BEG LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID
(~~ORDINANCE~~) (RESOLUTION) _____

DO PASS

DO NOT PASS

ABSTAIN

NO REC

ad 3 Councilmembers

DATED: 10-12-92

Sandra E. Kennedy
City Clerk